



# FITTED SUITES **TO LET**

**450 – 3,842 sq ft**

element.

Lower Wortley, Leeds, LS12 6AB



# element.

Element is a modern, fully refurbished 3 storey Grade A office building which is situated in a prominent position off the Ring Road, Lower Wortley.

[Fitted suite ready and available](#)

[Onsite parking](#)

[Business Lounge](#)

[1/2 mile from Junction 1 M621](#)

## Availability

| Sq Ft            | Size        | Desks |
|------------------|-------------|-------|
| Ground Floor: G3 | 755 sq ft   | 8-10  |
| First Floor: F2  | 450 sq ft   | 8-10  |
| First Floor: F4  | 990 sq ft   | 20    |
| First Floor: F5  | 3,842 sq ft | 44    |



## Building Highlights



Generous on-site parking



Electric vehicle charging points



Formal & informal meeting spaces



Onsite business lounge



Outside seating area



Climate control system



Shower facilities



Cycle storage



Disabled WC on each floor



Double height reception



Full access raised floors



Suspended ceiling with LED lighting

# First Floor: F5 *current plan*



 **3,842 sq ft**

 Open plan layout, 44 desks

 Plug and play

 16 onsite parking spaces available

 3 meeting rooms

 Breakout area

 Shared kitchen facilities





# Location

Element, Ring Road, Leeds, LS12 6AB

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## Local Amenities

- 1 White Rose Shopping Centre
- 2 Junction 1 Retail Park
- 3 Farnley Hall Park
- 4 Elland Road Stadium

## Places to Eat

- 1 Starbucks Coffee
- 2 The Food Warehouse
- 3 Souvlaki Corner
- 4 Asda Supermarket
- 5 Burger King

## Travel Times

-  3 minutes  
drive to M621
-  10 minutes  
drive to Leeds City Centre
-  25 minutes  
drive to Leeds Bradford Airport
-  8 minutes  
drive to Cottingley Station
-  10 minutes  
drive to Leeds City Station





Reception

# element.

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Owned and managed by



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Viewings and Enquiries



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